



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0237, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2018-7764

Location: 503 West Washington Avenue (APN: 165-14-063)

Applicant / Owner: Su-ling Slaton (applicant) / Barbara Enciso Trustee & Et Al (owner)

Proposed Project:

VARIANCE to allow a driveway length of 17 feet 5 inches where 20 feet is required for required uncovered parking spaces.

Reason for Permit: A Variance is required to consider a reduction in minimum driveway length.

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Issues: Parking dimensions

Recommendation: Approve with conditions

BACKGROUND

Previous Planning Projects related to Subject Application:	None
Neighborhood Preservation Complaint	None
Deviations from Standard Zoning Requirements: A Variance is requested to allow a driveway length of 17 feet 5 inches where 20 feet is required (SMC Section 19.46.050) for uncovered parking spaces.	Yes

Description of Proposed Project

The proposed project is for the conversion of 207 square feet of an existing detached garage (411 square feet) to an accessory dwelling unit. The project proposes one covered parking (204 square feet) in the remaining half of the garage and three covered parking spaces on a widened driveway on to Charles Street. The driveway is deficient in depth as it measures 17 feet 5 inches, where the Sunnyvale Municipal Code Section 19.46.050 requires 20 feet. A Variance approval is required to consider a reduction in the minimum driveway depth. A Vicinity and Noticing Map is provided in Attachment 1, and a Project Data Table is provided in Attachment 2.

Site Plan and Parking

The project site is located on a 4,000-square foot lot on the northwest corner of West Washington Avenue and Charles Street. The area was one of the first subdivisions in Sunnyvale, and many of the homes were constructed in the 1920 to 1940's. The existing residence on the lot was constructed in 1951, with a 411-square foot detached garage in the rear, and driveway on to Charles Street. The

existing driveway is 13 feet 7 ½ inches in width and 17 feet 5 inches in depth. The driveway cut at Charles Street is 10 feet 11 inches wide. The existing driveway does not meet the Sunnyvale Municipal Code (SMC) Section 19.46.050 requirement of 17 feet width and 20 feet depth to accommodate two uncovered parking spaces on the site.

The project proposes the conversion of half of the existing detached garage into a 207-square foot accessory dwelling unit. 204 square feet of the garage would provide one covered parking space. The project proposes to widen the driveway to 24 feet 6 inches to accommodate three uncovered parking spaces. The driveway length would remain 17 feet 5 inches, which is 2 feet 7 inches deficient to the 20-foot requirement. The driveway cut would be widened to 24 feet.

VARIANCE

A Variance is requested to allow the driveway length to be 17 feet 5 inches where 20 feet is required per SMC Section 19.46.050. Variances are intended to address practical difficulties, unnecessary hardships or results inconsistent with the general purposes of the zoning district, which may occur through the strict application of standard zoning requirements. The Variance is applicable in that the physical hardship is due to the substandard lot size and lot width of the property. The applicant is also deprived of the right to have a second driveway on West Washington Avenue because the entire front setback is within the 40-foot corner vision triangle, the driveway would be too close to the intersection of West Washington Avenue and Charles Street, and there is an existing VTA Bus Stop in front of the property. Per SMC, a Variance can be granted for deviations provided the required findings can be made. Staff can support the Variance request and can make the required findings (Attachment 3).

Neighborhood Impacts / Compatibility

Many properties in the neighborhood are narrow and long with detached garages located in the rear of the property. The property across Charles Street has a similar lot size and site plan with a detached garage and a shorter driveway access from Charles Street. The modifications and the proposed project are not expected to result in significant impact to the neighbors. The vehicles would be parked on site and with a driveway depth of 17 feet 5 inches, a standard vehicle, measuring 15 feet four inches to 16 feet eight inches, can be accommodated. A condition of approval has been included so that no vehicles parked on the driveway would extend out or block the public right-of-way/sidewalk (Attachment 4).

Public Contact: A total of 101 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Environmental Determination: A Categorical Exemption Class 3 (New Construction or Conversion of Small Structures) relieves this project from California Environmental Quality Act (CEQA) provisions.

ALTERNATIVES

1. Approve the Variance with recommended Findings in Attachment 3 and the recommended Conditions in Attachment 4.

2. Approve the Variance Permit with modifications.
3. Deny the Variance Permit.

RECOMMENDATION

Alternative 1. Approve the Variance with recommended Findings in Attachment 3 and the recommended Conditions in Attachment 4.

Prepared by: Momoko Ishijima, Associate Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Sheet
3. Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans